

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669



DISTRICT OFFICE

Fire Safety Central West District
3RD FLR
667 N Broad St
Philadelphia, PA 19123
215-685-3917

PROPERTY IN VIOLATION

213-15 S 16TH ST, Philadelphia, PA 19102-3349

DATE OF NOTICE

04/05/2025

On 04/03/2025 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 05/09/2025

VIOLATIONS

PHILA. CODE § F-901.6.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The testing of fire protection systems shall be in accordance with Sections 901.6 and F-901.6.4 through F-901.6.4.8.1. Annually the owner of each building that contains fire protection systems shall have such systems certified as operating properly by a person certified or licensed by the Department of Licenses and Inspections to provide such certifications in accordance with this Section. Certification forms shall be maintained on the property and made available for inspection upon the request of a fire code official. The certification form shall be submitted to the Department of Licenses and Inspections which may, by regulation, establish a fee to be paid upon submission of the form.		
CONDITION IN VIOLATION Have licensed contractor test and certify the fire alarm system in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done annually.		
LOCATION The Racquet Club		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-904.12	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, NFPA 96, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows: 1. Carbon dioxide extinguishing systems, NFPA 12. 2. Automatic sprinkler systems, NFPA 13. 3. Automatic water mist systems, NFPA 750. 4. Foam-water sprinkler system or foam-water spray systems, NFPA 16. 5. Dry-chemical extinguishing systems, NFPA 17. 6. Wet-chemical extinguishing systems, NFPA 17A.		
CONDITION IN VIOLATION Have licensed contractor test and certify both kitchen hood suppression systems on the 1st floor and in the basement, and upload certification paperwork to eCLIPSE.phila.gov. Two separate sets of paperwork must be uploaded. This must be done annually.		
LOCATION The Racquet Club		

PHILA. CODE § F-2311.2.3.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Self-closing metal cans shall be used for oily waste.		
CONDITION IN VIOLATION Elevator room needs a self-closing metal can for the disposal of oily rags.		
LOCATION Elevator Room		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-906.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION Have licensed contractor service and update the tags on all extinguishers in the building.		
LOCATION The Racquet Club		

PHILA. CODE § F-906.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.		
CONDITION IN VIOLATION All unmounted extinguishers must be mounted in conspicuous areas.		
LOCATION The Racquet Club		

PHILA. CODE § F-1104.28.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit doors shall maintain the fire-resistance rating required by the building code in effect at the time of construction, but at a minimum shall have a fire-resistance rating of one hour. Where a door is replaced in an existing exit enclosure, the replacement door shall be a labeled fire door with a fire-resistance rating of at least one hour. Existing door frames shall be maintained in good repair with no gaps between the door and the door frame exceeding 1/2 inches (16 mm).		
CONDITION IN VIOLATION All fire tower doors must be fire rated.		
LOCATION Fire tower		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-1013.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.		
CONDITION IN VIOLATION All exits require illuminated exit signs		
LOCATION The Racquet Club		
PHILA. CODE § F-404.2.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire safety plans shall include the following: 1. The procedure for reporting a fire or other emergency. 2. The life safety strategy including the following: 2.1. Procedures for notifying occupants, including areas with a private mode alarm system. 2.2. Procedures for occupants under a defend-inplace response. 2.3. Procedures for evacuating occupants, including those who need evacuation assistance. 3. Site plans indicating the following: 3.1. The occupancy assembly point. 3.2. The locations of fire hydrants. 3.3. The normal routes of fire department vehicle access. 4. Floor plans identifying the locations of the following: 4.1. Exits. 4.2. Primary evacuation routes. 4.3. Secondary evacuation routes. 4.4. Accessible egress routes. 4.4.1. Areas of refuge. 4.4.2. Exterior areas for assisted rescue. 4.5. Refuge areas associated with smoke barriers and horizontal exits. 4.6. Manual fire alarm boxes. 4.7. Portable fire extinguishers. 4.8. Occupant-use hose stations. 4.9. Fire alarm annunciators and controls. 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures. 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires. 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.		
CONDITION IN VIOLATION The building needs a Fire Department approved fire protection plan.		
LOCATION The Racquet Club		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-604.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.		
CONDITION IN VIOLATION All of the open junction/wire splice boxes in the fire tower require a cover, and anywhere else in the building as needed.		
LOCATION The Racquet Club		

PHILA. CODE § F-1023.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stairway or ramp. The signage shall state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in visual characters, raised characters and braille complying with ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.		
CONDITION IN VIOLATION The current fire tower stairway signage is incorrect. They are all a floor off. This must be corrected.		
LOCATION Fire tower		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § A-301.1/29	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A building permit is required for the installation of a standpipe system.		
CONDITION IN VIOLATION Obtain fire suppression permit to install a standpipe system in the fire tower.		
LOCATION The Racquet Club		

PHILA. CODE § F-607.3.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.		
CONDITION IN VIOLATION Have professional clean all kitchen hoods, ducts, grease traps, and fans in both the 1st floor and basement kitchens. Records of cleanings should be kept onsite.		
LOCATION The Racquet Club		

PHILA. CODE § F-1004.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.		
CONDITION IN VIOLATION Lawful occupancy signs are required in: 1. Basement bar 2. Bleachers on both sides overlooking the courts		
LOCATION The Racquet Club		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-5003.5.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Individual containers, cartons or packages shall be conspicuously marked or labeled in an approved manner. Rooms or cabinets containing compressed gases shall be conspicuously labeled: COMPRESSED GAS.		
CONDITION IN VIOLATION All of the barrels in the sub-level basement must be labeled with what the contents inside are.		
LOCATION The Racquet Club		

PHILA. CODE § F-604.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.		
CONDITION IN VIOLATION Remove all extension cords running through hallways in the building. They cannot be used as permanent wiring. If necessary have licensed electrician pull electrical permit and install more receptacles.		
LOCATION The Racquet Club		

PHILA. CODE § F-5303.5.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity.		
CONDITION IN VIOLATION All of the compressed cylinders in the basement and upstairs mini-bar must be secured to prevent falling over or accidental knock over.		
LOCATION The Racquet Club		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-5003.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.		
CONDITION IN VIOLATION The door to the pool chemical storage area requires NFPA 704 signage in a conspicuous place.		
LOCATION The Racquet Club		
PHILA. CODE § F-1010.1.10	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain overcurrent devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.		
CONDITION IN VIOLATION All fire tower doors require push hardware.		
LOCATION Fire Tower		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-509.1.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.		
CONDITION IN VIOLATION A sign indicating "ELEVATOR ROOM" is required on the elevator room door in the sub-level basement.		
LOCATION The Racquet Club		

PHILA. CODE § F-1105.5.4.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where self- or automatic-closing doors are required, closers shall be maintained in operational condition.		
CONDITION IN VIOLATION Closing hardware is required on the elevator room door in the sub-level basement.		
LOCATION The Racquet Club		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-1103.6.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Class I standpipes shall be installed in existing buildings with occupied floors located more than 50 feet (15 240 mm) above or below the lowest level of fire department vehicle access. The standpipes shall have hose connections in each required exit stairway (stair tower or vestibule where egress width requirements are not violated). Fire department connections shall be in accordance with Section F-912. These requirements shall also apply to buildings that were granted variances prior to January 1, 2004, to omit standpipes from the required exit stairways or to have manual dry standpipes.		
CONDITION IN VIOLATION 1. Have licensed contractor install a Class I or Class III wet standpipe system in the fire tower. 2. All standpipe hose connections within the building require a cap.		
LOCATION The Racquet Club		

PHILA. CODE § F-1104.24.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where access to the roof from the exit stair enclosure is not direct but is available through a room or corridor accessed from the exit stair enclosure, the stairway identification sign shall include the words "Indirect Roof Access." A properly oriented floor diagram shall be provided at the exit stair landing at the floor level that provides the indirect roof access. The floor diagram shall indicate the route to the door, stair or ladder that leads to the roof and be located at approximately eye level near the stairway identification sign. Refer to Appendix O101.2 for diagram.		
CONDITION IN VIOLATION A sign indicating "ROOF ACCESS" with a directional arrow is required at the base of the stairway leading to the roof in the fire tower.		
LOCATION The Racquet Club		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § 9-3902 (4)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any hotel, motel, or rooming unit let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902		
CONDITION IN VIOLATION Obtain rental license (#3202) for each unit in the building. License #378426 was previously active at property.		
LOCATION The Racquet Club		

PHILA. CODE § F-1031.10.2	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes.		
CONDITION IN VIOLATION Have licensed contractor test and certify the emergency lighting in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done annually.		
LOCATION The Racquet Club		

PHILA. CODE § F-105.9.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A construction permit is required for installation of or modification to an automatic fire-extinguishing system.		
CONDITION IN VIOLATION Obtain fire suppression permit to modify the existing sprinkler system.		
LOCATION The Racquet Club		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669

VIOLATIONS

PHILA. CODE § F-1103.5.8.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Buildings required by Section F-1103.5.8 to have automatic sprinkler systems? installed shall complete the required installation by December 31, 2021.		
CONDITION IN VIOLATION Existing mid-rise must be retrofitted with extension of sprinkler coverage. Coverage must also be extended to the interior of all walk-in refrigerators and freezers.		
LOCATION The Racquet Club		

PHILA. CODE § F-1103.5.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An automatic sprinkler system shall be installed in the following areas of existing buildings that have one or more occupied floors located 45 feet (13 716 mm) or more above the lowest level of fire department vehicle access: 1. Basements. 2. The level of exit discharge.		
CONDITION IN VIOLATION Sprinkler system coverage must also be extended from the sub-basement to the 1st floor and basement in building over 45ft.		
LOCATION The Racquet Club		



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-024669



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 05/05/2025.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: William Smith William.M.Smith@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso Importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION: Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686